

**WEDNESDAY**

**REGULAR MEETING  
7:00 P.M.**

**JUNE 6, 2012**

This Regular Meeting of Council was called to order on the above-stated date at the above-stated time after the Pledge of Allegiance and a Moment of Silence by President of Council Darryl Segina with the following Members of Council present:

**RC-1      PRESENT:      FAWN WALKER-MONTGOMERY, DALE  
McCALL, DARRYL SEGINA, RICHARD  
DELLAPENNA, KEITH SOLES, DANIEL  
CARR, ALFRED J. TEDESCO, JR.**

Mr. Segina said before they start tonight's meeting, he would just like to say that he wants some respect for this Council Meeting with proper decorum so they can indulge in due process and go through their Agenda here this evening. He said he will have a hair trigger on the gavel so if anyone disturbs this meeting or disrupts it, he will gavel them. He said he doesn't like to threaten like this, but the past two meetings ... whoever has been here has seen what has gone on. He said he intends to stop that. He said they are going to proceed in an orderly manner with respect for each other. He said they are going to pass this Agenda to the best of their abilities.

Mr. Segina said also present were Mayor Michael Cherepko, City Administrator Matthew Gergely, City Solicitor J. Jason Elash and members of the Administration including Police Chief Washowich, Fire Chief Lust, Recreation Director Jim Brown and Community Development Director Bethany Bauer. He said the Sergeant-at-Arms this evening is Detective Joe Osinski.

**MOTION:** Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To approve the minutes for the Regular Meeting of Council on May 2, 2012."

**COMMUNICATIONS:**

- Received the monthly Fire Department Report and the monthly Report from Bryan Washowich, Chief of Police, for the Police Department.
- Received a letter from Kay Pierce, Manager, Planning Division, Allegheny County Economic Development, RE: Allegheny County Subdivision and Land Development Ordinance of 2012.
- Received a copy of a letter sent by Dennis Pittman, Chairman of the Mon-Yough Area Industrial Development Corporation, to Matthew Gergely, RE: Lease for Space, 502 Fifth Avenue, Suite 409.
- Received a Memorandum from Mayor Michael Cherepko to City Council, RE: New Board Member. This shall be notice that the Mayor is appointing James Barry to the Redevelopment Authority to fulfill the term of Leo Puma.
- Received an invitation from the McKeesport Mon-Yough Valley Flag Day Service being held Saturday, June 16, 2012 at 1:00 p.m. at the Palisades at McKees Point.

- Received a memorandum from SHACOG Purchasing Alliance, RE: Rock Salt Estimated Requirements – 2012-2013 Winter Season.
- Received notification that there will be a Motorcycle Run to benefit the Joey-O Foundation for Autism Awareness on Saturday, July 21 with a 10:00 a.m. registration at Tiger Town Pizza & BBQ, 3801 Walnut Street, McKeesport.

Mr. Segina said before they proceed again, he would like to introduce the Sergeant-at-Arms, Detective Joe Osinski, who is standing at the back of the room. He said also present are Mayor Cherepko and City Administrator Matt Gergely. He said he knows Chief Washowich was here but he doesn't know if he is still around the building but assumes that he is. He said could they have the Mayor's Report now please.

### **MAYOR'S REPORT:**

- Mayor Cherepko said thank you Mr. President. He said he would like to make a few comments to elaborate on what President Segina said to start off the meeting. He said he couldn't agree more. He said this Administration and the Department Heads are working tirelessly to move this City forward. He said the last couple of Council Meetings have been in total disarray and very counterproductive. He said it seems like they take three steps forward throughout the month and come to a Council Meeting and then take five steps backwards. He said it is extremely discouraging and without a doubt not in the best interest of the City of McKeesport. He said they have had a lot of the same questions and issues addressed over and over and over again, each and every month for about 18 months now. He said each time, he gives the same answers and they go on and on. He said they are going to keep it short and sweet tonight and he is not getting into these long explanations with the same answers over and over again. He said anyone who has any

questions or concerns about something or needs further explanation on something, can come to him after the meeting to address any of those concerns. He said one of the issues that has been discussed over the past several months has been tires and the vendor they are using ... for whatever reason. He said he is not here to get into that. He said it is what it is. He said what they have since done is had a so-called list of Co-Star vendors in the City of McKeesport that they were able to use. He said the fact of the matter is that there were no vendors in the City of McKeesport that were currently selling tires at Co-Star prices. He said what he was able to do was to go down to Monro Mufflers, who is an authorized vendor of Co-Star tires, but they were not doing Co-Star. He said they gave Monro the right phone numbers to contact to get set up and get everything in place. He said he cautioned Council over the past several months of the additional expense that could occur due to this tire process. He said as they stand today, for example, the police car tires ... they just recently purchased tires for a couple of cars and they are now paying \$150 a tire. He said they were paying \$137 a tire. He said that is a \$52 increase per car. He said even with that, the cars are not really the biggest concern that he has addressed as Mayor. He said the biggest concern is when they deal with truck tires. He said they currently need two tires for the fire trucks. He said they also need those tires put on the trucks because the City does not have the capability of installing the large tires. He said Monro Muffler can't put on the large tires and neither can the other vendors. He said they went out and circulated three bids. He said one was that they were using Rhome Tire. He said Rhome has made it very clear that he is no longer interested in serving the City of McKeesport because of the negativity that has been thrown upon him for whatever reason. He said as President Segina said, he is not getting into that. He said Rhome will no longer service them. He said Rhome would have been able to put two tires on there for \$1,077.00 the very next day. He said Rhome had extremely quick turnover, which is hard to find. He said the next lowest bid was Valley

Tire who is also a Co-Star vendor. He said he has heard for months now about Co-Star, Co-Star, Co-Star. He said the City will be paying \$1,599.00 for two tires to be put on the fire truck. He said that is extremely discouraging. He said it is \$522 more for two tires. He said but that is what they are going to do because that is what he has been told to do per instructions from Council for 18 months, 6 months as Mayor. He said the next lowest bid was Lockhart Tire Service who would have provided the tires for \$1,739.42 and that did not include mileage that they also bill for coming to the City. He said those tires would have been even higher. He said he just wanted to point that out. He said once again he just hopes that they can start doing what is best for the City and put everything else aside. He said he believes they can.

- Mr. Segina said if the Mayor doesn't mind, he would like to interject something here. He said besides them going through the Co-Star system whether it is priced higher or whatever, that is what they have to do. He said otherwise, under Section III of the HUD Compliance Agreement, it states that they must get their tires from the 15132 area. He said if they don't get their tires from the 15132 area then they must stay in Allegheny County. He said that gives them a lot of leeway as far as the purchase of the tires. He said maybe there are other vendors out there where they could get a better price but he has no idea. He said he is telling him that the law says they have to do it that way. He said unfortunately it probably does hurt them, he doesn't know. He said he doesn't know the quality of tires that the other vendor is supplying them. He said there is a difference in those. He said this is the last thing he is going to say about it.
- Mayor Cherepko said just to reiterate, the tread wear was similar on all the tires. He said that is how a tire is rated. He said the tires have a tread wear rating.

- Mr. Segina said that truck tires do not have tread wear ratings.
- Mayor Cherepko said the truck tires, no, because they are talking about 10-ply and things of that nature. He said with the truck tires, there are not many vendors throughout Allegheny County that do that. He said it is what it is. He said the bottom line is that they went out and got bids. He said whether it was legal or illegal what they were doing or against the code, that is debatable. He said where the debate comes in is that anything below \$18,500 does not have to be put out for bid. He said that was always the argument by the prior administration for seven (7) years and that is his stance. He said right or wrong, he does agree that it could have gone either way, but their argument is that never at one time did they make a purchase totaling \$18,500. He said that is the last he wants to talk about it also. He said he just wanted to explain that just through two tires alone, they increased the cost \$522.00 and all the tires of the police cars are going to cost more.
- Mr. Segina said he admires the Mayor's tenacity in trying to get the lowest price available. He said he is sure that there are other vendors out there that the Mayor can survey and he hopes he does.
- Mayor Cherepko said for the truck tires? He said they literally contacted ... he just went after the ones that he knew of personally and there are not many vendors out there. He said as a matter of fact one of the closest ones is in Washington County. He said that is neither here nor there. He said this is where they are now.
- Mayor Cherepko said he has a couple of other things to go over. He said he wants the public to know that they will be doing a City-wide orange-tagging on vehicles that are not registered or inspected and should not be on the streets. He said as they said with everything in their Administration, it

will be fair across the board. He said he doesn't care who anyone is – family member or friend, it doesn't matter to him. He said don't come to him or this Administration and he hopes they would not go to any Councilmen and ask them for any help either. He said if the cars are on the streets or in the yards or wherever, get them off. He said it is against the City Ordinances to have a vehicle in the yard also. He said they have already run into that with a couple of orange-tagged vehicles because people said they were in their yards but it doesn't matter where it is. He said it is against the City Ordinance and they are going to be orange-tagging.

- Mayor Cherepko said on a positive note, they did just receive a grant to upgrade the Palisades. He said it is for \$180,000. He said the exact amount was in the paper but he doesn't have the exact number. He said they are extremely excited about that. He said it is an opportunity ... the Palisades and Marina are a gathering point in the City. He said the Marina right now is totally filled to capacity. He said there is a waiting list of at least 40 people who want to bring their boats in. He said the vast majority of the boaters are people outside the City. He said he thinks it is wonderful because so often they get the negative publicity about the City yet there is something down there that is bringing people to McKeesport. He said they are going to upgrade those facilities with some of the maintenance items that could be of long-term concern with regard to major expenses and also to beautify the place so it will be much more appealing to hold other types of events. He said the going rate for halls around here is extremely expensive and it is something they believe that not only can be a gathering point but also generate revenue. He said they are extremely excited about that.
- Mayor Cherepko said they also received a grant that they had to turn into a project. He said this Council voted to support a grant for \$250,000 a few months ago and when they sent it out it was pretty much a demolition grant. He said that wasn't going to cut it and it was something that they typically

don't do just for demolition. He said he was contacted to be creative. He said what they did was turned it into a revitalization project. He said the area that was selected is up there in the Cornell area. He said the new name that they are putting on it is that it is going to be a Revitalization Project for the Cultural and Educational sector of the City. He said from now on that is how they are going to refer to that area. He said the reasoning was simple. He said they formed this through revitalization. He said there is an unbelievable amount of community support up there from different groups, organizations and individuals that want to be involved by volunteering and moving the City forward. He said that support includes a group that calls itself the Concerned Citizens of the Library District and the Task Forces who work tirelessly. He said Reverend Darryl Knoch and his congregation are also involved. He said it is also made up of individuals who are not even affiliated with a group. He said because the school district is putting in a \$35 million state-of-the-art educational facility, they are looking at that as an opportunity to revitalize the entire Seventh Ward. He said they took the Cornell site where the new building is going, then there is the First United Methodist Church and on the corner is McKeesport Presbyterian Church. He said not only are these congregations extremely involved with the community but they also offer after-school programs. He said they also have the Carnegie Library of McKeesport, the McKeesport Little Theater and up on the reservoir site, seven new homes that were just recently constructed. He said they are going to go in and get rid of the blight starting in that area with this grant. He said they are extremely excited about this and will be doing a press release at some point. He said he thinks it is important to get that information out there now and give people something to talk about. He said he knows the individuals and groups he has spoken to in that area are extremely excited. He said that will be a jump start and they will be looking for the domino effect. He said they are looking for it to continue on well past Union, all the way up through the Seventh Ward. He said there is not an area in



McKeesport that doesn't have some sort of concern. He said there are houses that need to be taken down, there are ordinance violations and they are working extremely hard on those and have a procedure where they are following up and keeping everything documented. He said he knows Council people are calling and he is getting calls and they are trying to address those needs by following up. He said they are looking for that effect to continue. He said another area in the Seventh Ward that they are deeply concerned about is in the area of Sumac and Freemont. He said it is amazing the number of homes that need to be taken down. He said they don't have the money to take down all these homes. He said they have gotten this grant, which he is extremely excited about and it is an opportunity for people to get excited. He said they are also looking to take it a step further. He said they are going to sit down with the Unions and settle out some fine details. He said if they can find the equipment necessary, there are times during the year where their Streets Department may not be quite as busy, such as late fall and winter if it is not snowing. He said they would like to even look at trying to do some of their own demolition. He said of course when they come to that they would need Council's support on that. He said there are liability issues and they understand that but at the same time there are a lot of areas in the City of McKeesport where he doesn't think they have to worry about being so careful. He said there are blocks where four or five homes need to come down. He said as far as the liability of being careful not to damage another home while doing the demolition, there are times that is not a factor. He said when they start that process and get to that point, they would not have the City do that type of work of tearing down homes that are next to other homes that are still occupied by residents. He said but they will be able to go into other homes and not worry about doing it exactly right because there is nothing next to it or the building next to it needs to be demolished too. He said there are plenty of areas like that up in the Seventh Ward by Sumac, Freemont and in the area of where they are looking to do the work with

this new Cultural and Educational Sector. He said that is how they are looking to attack that problem because it is a major problem that this Council faces and of course the Administration and they are working together to get through this. He said they are extremely excited about the Cultural and Educational Sector of the City.

- Mayor Cherepko said other than that he does want to introduce a young lady who is going to be a Senior in Political Science, Alexis Caudill, who is sitting in the front of the audience today. He said she started this week as an Intern. He said they have done that throughout the City in the past especially with the Police Department and Criminal Justice candidates. He said they are extremely excited to have her on board and help her with her education. He said there is no education like on-the-job experience. He said they are looking forward to working with Alexis. He said that will conclude his report. He said he will be available for any questions. He said he will try to be short and sweet and try not to get into any long explanations that just go on and on.

### **COUNCIL REPORTS:**

- Mr. Tedesco said as a resident of that area, he is extremely pleased that this will be going on up there. He said he has been pretty vocal about cleaning up that area in anticipation of the new school. He said it is great news to hear. He said it has been a while since they have seen the Public Works Director here and asked if there are any paving projects planned for the summer.
- Mayor Cherepko said the paving in the budget was very limited this year. He said they do have a certain amount of money through the CD Department but it is not much, only about \$60,000 or \$70,000. He said they get calls in every day about some of the alleys and some of the streets. He said they need to at least continue to patch

them. He said one of the main complaints that he has been getting, which is a main artery throughout McKeesport and Renzie, is Tulip Drive coming up past Lake Emily and up that way. He said he has gotten complaints from Council people, Ms. Walker-Montgomery and others. He said they are trying to prioritize the work but at this point they don't have anything in stone. He said the one paving that they are doing is the trail, which they are going to be doing that. He said as far as the streets right now, they have to pick a few.

- Mr. Tedesco said also he doesn't know if the Mayor saw any of the ramps recently coming across ... especially over by the Duquesne Bridge. He said the State apparently just came in and mowed just so the site line was open but left the center about five feet high. He said he knows Mr. Gergely might have someone he knows that is involved with the State that they could call.
- Mayor Cherepko said they will make that phone call tomorrow too.
- Mr. Segina said there were two cows on the parkway the other day.
- Mr. Tedesco said he couldn't believe it because if they have the equipment there, then finish the job. He said the last thing he wants to bring up is regarding the Ordinance proposed last night by Council President Segina. He said he believes it is a well-intentioned ordinance regarding the Ordinance on the Authorities and Boards. He said he thinks it is a positive step in the right direction however, he believes that there are sufficient questions and holes in the ordinance in the way it was worded. He said he thinks they need to discuss this further. He said he is going to ask and make a motion that they table that Bill tonight and debate it some more in the upcoming month or so.

- Mr. Segina said is there a second on the motion.
- Ms. Walker-Montgomery seconded the motion.

**BILL #46: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA AMENDING PROCEDURE 2, SECTION III(C) OF ORDINANCE #79-4 TO ADD SUBPARAGRAPH 3, PROHIBITING ANY PERSON HOLDING A COMPENSATED, APPOINTIVE OR ELECTED POSITION FROM ALSO HOLDING A POSITION ON ANY BOARD, AUTHORITY OR COMMISSION WHERE SAID PERSON WOULD HAVE THE POWER TO SET OR PARTICIPATE IN SETTING THE POLICIES AND/OR CONDUCTING THE BUSINESS OF THE BOARD, AUTHORITY OR COMMISSION; PROVIDING FOR VARIOUS EXCEPTIONS; AND PROVIDING FOR REMOVAL AND/OR TERMINATION OF SAID PERSONS FOR VIOLATION OF THIS PROVISION.**

**MOTION: Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To Table Bill #46."**

**RC-3** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
SOLES, TEDESCO..... 5

NAYS: DELLAPENNA, CARR ..... 2

- Ms. Walker-Montgomery said she also wants to thank the Mayor for the project that they are doing up in the Seventh Ward. She said she knows they have had a lot of personal discussions around demolition and around the whole City of McKeesport so she is really excited to hear about that project and the fact that he is going to be talking with the Union. She said she knows that is another thing that constantly comes up with what they can do and what they can't do. She said she has two questions she wants to bring up for the Mayor. She said the first one is that they have some bills on the Agenda regarding McKeesport Housing Corporation and McKeesport Development Corporation. She said she knows in the past she has brought up questions which she has had

answered by Bethany. She said she wanted to know if it is possible that Council can get a quarterly or annual report from the McKeesport Housing Corporation and the McKeesport Development Corporation regarding what they have done with the funds throughout the whole year. She said like an end of the year report. She said one of the things that she spoke with Bethany about is that she went over with her that there are certain Wards that the CDBG money is supposed to go through and how it goes there. She said she just wants to make sure that when they have that report, she can give that to the public. She said those are a lot of questions that she gets when she is out there. She said when she met with Bethany, all of those got answered and she was able to share them with the people who asked her about how this money was being used and wanted to make sure that the Community Development Block Grant was going to the community. She said if they could have an annual report or quarterly report....

- Mayor Cherepko said absolutely, he thinks that is something they can do.
- Ms. Walker-Montgomery said the second thing is that they have talked a lot about demolition and how houses get on the demolition list. She said she wanted to reach out to Bethany so they could sit down and get something in writing. She said she has talked about that several times and she would like to get something on paper because she knows they have a process. She said she thinks it would be helpful to get that process in writing and get it out to the public so they know how a house gets on the demolition list. She said that is a question she gets weekly. She said they ask how they can get a house on the demolition list. She said what is the process and where does the money come from. She said she was going to reach out to Bethany and communicate with the Mayor about that process just to get it in writing, not necessarily an ordinance or resolution, but just to get something in writing.

- Mayor Cherepko said that is something she needs to talk to Bethany about. He said his plan, if funds become available later in the year and he comes to Council, will depend on the money that was set aside for Capital Improvements and what is available and what is not. He said the plan would be based on the lists that they have now that is based on people's complaints over the years. He said the list that they have, a lot of those places have been condemned. He said it is more that they are taking care of everything from Union down, that part of Seventh Ward, then if funds become available ... every single house ... they can sit and discuss this. He said the process would be to try to be fair and try to hit every neighborhood. He said of course that would be based on percentages of houses that need it. He said if he were to just give her an idea of how it would be put into place right now, it would pretty much be ... if they do get a demolition grant and depending upon the amount of money ... if they could do 40 houses, he would go up into Highland Grove, tear down a couple there maybe two or three, then go into Fawcett Plan area and do a couple there, then Grandview, Christy Park and hit every area of McKeesport that needs to be done. He said then of course based on percentages they would then get down to the Seventh Ward depending on what is there and what is available. He said the Seventh Ward in his estimation would probably be where they would target approximately 15 homes. He said that would be percentage-wise the way he visualizes it happening. He said that would be fair to everyone in the community. He said that would be in addition ... and remember when he says 15 homes, that does not cover the 30 that would be taken down with this project. He said they would already be hitting about 30 – 35 houses depending on how the bids come in for the revitalization project in the Seventh Ward. He said but if they did get another contract together, he would look to do more throughout the Seventh Ward but focus on the area near Freemont

and Sumac. He said that however is just a tentative plan at this point. He said he does want to be fair across the board and he will keep her as involved as possible when that time comes if they do another contract.

- Ms. Walker-Montgomery said if the Mayor could just let Bethany know that she will be contacting her.
- Mr. Tedesco said if he may, he thinks it would be nice to see that demolition list as something that he puts on the website as well. He said then people can see where he is headed.
- Mayor Cherepko said yes, he is right. He said that is a whole other thing. He said they had some issues with that and those issues are being addressed. He said he doesn't want to go into any details....
- Mr. Segina said he has been through a lot of years with demolition lists and whatever, but it is one of the most difficult projects they have to deal with because they want to spread the money around but then they want to make sure they hit the homes that are in the worse condition. He said there is always someone who is not going to be happy with what they are doing. He said there is a limited amount of money and so they try to do the best they can and possibly go out and try to get some extra money to take all those homes down. He said he thinks they have about 400 homes right now that need demolished.
- Mayor Cherepko said that would be a very good estimate.
- Mr. Segina said and there are more to come. He said they should have a program to restore and renovate these homes before they get in the condition where they are condemned. He said that is one of the projects he would like to see them put forward sometime, employing

the McKeesport Housing Corporation factor. He said it is just a wish of his.

- Mayor Cherepko said some of the individuals who did come forth and were interested in purchasing property and acquiring the property, the City is trying to help them in any way possible. He said, of course, they have to go by the fair market value. He said he has more of a mindset like Mr. Segina when it comes to that and if it was up to him, he would give them the house. He said it is not about that but there are certain steps that have to be taken to acquire the property and fair market appraisals are part of it. He said he agrees with that.
- Mr. Dellapenna said he does have something today. He said but he forgot what he was going to say.
  - Mr. Segina said do you want us to come back to you.
  - Mr. Dellapenna said yes please.
- Mr. Soles said he has a question for the Mayor. He said a couple of weeks ago he was in Giant Eagle and was a little agitated. He said years ago when he was in sports they had tag day in front of supermarkets. He said there was a young female softball group, who were not more than 8 to 11 years old, in the middle of the road. He said people were complaining. He said is there a reason why ... he knows it has been the last three or four years that they have been in the middle of the street. He said even the Knights of Columbus and others are in the street instead of in front of the shopping centers. He said what is the City's liability on that also.
  - Mayor Cherepko said he could not agree more. He said that same day he called the Chief of Police and they had a conversation about it. He said they have not talked about it since. He said it was Thursday and Friday and it was every intersection. He said he went through there and they were at the corner by Giant Eagle then at Eden



Park and Walnut and also in Versailles. He said he was heading out to the Elizabeth area and that is what caught his attention where the children were at the intersection. He said they were fourth or fifth graders. He said that is something that needs to be addressed. He said he doesn't even know ... he doesn't even know if they are getting permission at this point. He said no one contacted the Mayor's office.

- Mr. McCall said he knows in the past that they had to get a permit from the Police Department and the Police Chief or whoever gave it to them, then the Chief would explain to them what they had to have. He said they are supposed to have a vest, have an adult out there with them and they are encouraged not to go out in the streets. He said the organizations feel that they are better off out there. He said there were guidelines that he knows they put out there such as the adult had to be right next to them and they both had to have the cones up and the vests on.
- Mr. Soles said they did not have any of that.
- Mr. McCall said he saw that too.
- Mayor Cherepko said that will be addressed.
- Mr. Segina said he thinks there should be an age restriction too. He said he sees some young kids there and kids get impulsive at times, dashing out across the street or whatever. He said they hit him every week as soon as he comes out his street on Jefferson and goes down to the intersection. He said he doesn't mind giving them a dollar and he doesn't even ask who they are. He said a lot of times they don't identify themselves either. He said he still contributes and he slows down just like when they are in school. He said it is dangerous. He said there are some people he knows going through the intersection really fast and not aware of what is going on

and he would hate to see something tragic happen there. He said they talked about that this past summer with the Chief. He said they need the money. He said if there was some way that they could get the money to ease them off those corners ... the City used to give sports teams money but he knows they are kind of derelict in having any money this time. He said it would help if there was something that would take them off those corners and ease their financial woes and at the same time make sure they are safe.

- Mr. Elash said he would like to note that the City does not give permits. He said the only role that the Police Chief has is to give permission so they don't have two or three groups out there at the same time.
- Mr. McCall said that is so they know they are there. He said that is what he meant, the Police gave permission.
- Mr. Elash said he does give them some products but as Fawn suggested, they can certainly legislate and consider it at the next meeting.
- Mayor Cherepko said that is what he was going to say. He said his suggestion before Mr. Elash cut in was if Council would like to set something up even with an age requirement and a proper procedure for obtaining a permit, that way they could not be accused of being biased or letting one group do it over another. He said then it would be very simple and no matter what they decided, whether the age limit is 16 or whatever they come up with, he thinks it would be a great idea and they would have very clear guidelines. He said that would be the way it is and this is the ordinance they passed.
- Mr. Segina said he thinks one of the things they can do is get them off the intersection and set up that Recreation Account like they used to have where the City

donates so much money to all of them on the basis of knowing they are going to lose money at the corners but this would offset some of that loss.

- Mayor Cherepko said he would like to ask this. He said he doesn't see them actually at the stores anymore.
- Mr. Segina said a lot of stores are outlawing it. He said they just won't allow them to go there. He said that hurts them too. He said they have a problem but the City has a problem too.
- Mr. Tedesco said he would rather see them off the street. He said all it is going to take is one person having a heart attack driving down O'Neil Boulevard and it is a tragedy waiting to happen.
- Mayor Cherepko said that is something that if they want to work on it ....
- Mr. Segina said he was parked at a red light one time and a guy came through an intersection and hit a truck then hit him. He said if there were kids standing there, they would have been wiped out.
- Mr. Soles said that is all he has.
- Mr. Carr said he just wanted to welcome everyone to the Concerts in the Park. He said they started last Sunday. He said the Vogues were there and even though it rained, it stopped at 7:00 and they had a very good crowd. He said this is truly an asset to the City. He said every Sunday they have a concert, ending with the last concert on Labor Day when they are bringing back the Rib Fest this year. He said he didn't know if they were aware of that and they will have a cruise that will go from the High School up Eden Park Boulevard and into a show ground into the Park. He said that is also new to have that type of parade. He said the last concert will also have fireworks. He said they do have programs out if they went to the concert, they would have

seen them. He said if they have not seen them, he has some with him that he will put out for people. He said he really would encourage them to go down to their Concerts.

- Mr. McCall said he wants to congratulate this Council. He said they took a giant step forward last night. He said it was a learning process and he thinks everyone learned from last night's work session. He said that is what a work session is for. He said when they put an ordinance out there, everyone who sits on Council should have input on the ordinance, talk about it. He said he knows there was screaming and hollering. He said it is just to the point that he thinks they took a good step forward last night and congratulations.
- Mr. Dellapenna said thank you. He said when he ran for this position, he had the intention of doing something positive and moving the City forward. He said he didn't sign up to be a referee here. He said it is pretty disheartening when you go to work and people from as far away as South Fayette and other areas approach you and comment on exactly what is happening in here in the circus that has transpired. He said with that being said, he is just asking each and every one of them here to please just start focusing on the issues at hand and move the City forward and quit all of the fighting. He said they need to do something positive because this fighting is getting them nowhere.
- Mr. Segina said Mr. Dellapenna's words have been duly noted and he would like to encourage agreement and disagreement. He said they should talk in a civil manner. He said he thinks the Mayor and he both felt very strongly about the ordinance in regards to holding positions on authorities, the Mayor had one idea and he had another. He said they still spoke civilly about it, which was surprising. He said, in fact they talked after the meeting because he called the Mayor on the phone and they agreed again to disagree. He said however, he will take part of the blame, not for the hollering because he did not do any of it, but he will take part of the blame for the bill

that he presented and will have input from his fellow Counselors when this bill is presented again. He said they are going to take their time, be sure and make sure they have a good Bill and that it is solid. He said then they will put it back on the Agenda and see where it goes.

- Mr. Segina said the meeting for July 4 is cancelled until July 11 because of the holiday. He said he has to commend the Mayor on the Seventh Ward endeavor. He said the only thing he has to add to that is that he hopes to see some kind of homeowner assistance program up there. He said there are some large beautiful homes up there that could use some work and he is sure some of the people after buying those kind of homes maybe are low in funds to do any kind of work. He said if they could set up some kind of a deal with low percentage loans or even assistance as far as grants go. He said it is exciting. He said he is a regular patron of the McKeesport Little Theater. He said sometimes it gets a little scary up around there but it is a great area. He said it is beautiful up there with the trees and some of the beautiful homes. He said with the new school coming in and the Little Theater doing a bang up job ... he wishes they would all participate and see one of those shows up there. He said that area could be a showcase for the City if they work it well.
- Mayor Cherepko said he could not agree more. He said he would like to see those programs also. He said as Mr. Segina said it is amazing and it is an area that unfortunately so many people have given up on. He said he sees just the opposite now. He said he really believes in this project. He said it is more than just demolition. He said he envisions a \$35 million state of the art educational facility, second to none. He said just the architecture alone ... wouldn't it be nice to have three brand new homes right across the street rather than some of the blight that they see up there now whether it is Blue Roof, MNI or whatever route they take.

- Mr. Segina said regarding the remarks made by Ms. Walker-Montgomery the other night and the McKeesport Development Corporation ... they have not had a meeting in close to a year. He said they are broke and the secretary has been laid off for almost a year. He said the director put herself in the unemployment line also and is collecting checks, but she still goes in about three days a week in case there is any kind of stray business coming in. He said it scares him that they don't have any money. He said they just got control of the GC Murphy Building and are trying to develop that site to bring more people downtown. He said they need help doing that and he thinks he and the Mayor could talk about that in due course. He said it is ironic that on the Agenda tonight that there is a sub-recipient agreement ... they want to audit the books for MDC. He said he doesn't know what they are going to audit because it is down to pennies now. He said he hoped that was not so because it is an important arm of the City in trying to attract smaller business into town. He said they have not been able to do any of that. He said hopefully they can revive it sometime before they close the doors and forget about it. He said the last thing he wants to talk about is Memorial Day. He said those who did not come down to the Memorial shell on Memorial Day missed a really moving program. He said five Giles brothers who served in the service were honored along with their deceased brother who also was in the service. He said the crowd was the largest he has ever seen there in all the years he has been attending Memorial Day and Veterans Day. He said it was a very moving program with taps, singing and everything. He said he would like to congratulate Jim Calvin for the job he did in presenting it and he did a great service to the deceased veterans in the City of McKeesport.

**CITIZENS IN THE AUDIENCE:**

- **DENNIS K.E. PITTMAN, 502 FIFTH AVENUE, SUITE 403, McKEESPORT, PA.** Mr. Pittman said he is Chairman of the McKeesport Industrial Development Authority. He said thank you Mr. President, ladies and gentlemen of Council, Administration, Controller and cute little Patty Williams. He said he is here this evening because on May 3, his organization received a letter from Solicitor Jason Elash. He said the letter indicated that Mr. Elash, at the request of the Mayor, would like their organization evicted from City Hall. He said on May 15, his organization prepared a response to Mr. Gergely and he believes and hopes that he distributed that to all of them. He said what the organization asked for is (1) the reason why their lease was being terminated and (2) the opportunity to be here before them this evening to discuss that situation. He said he would like to take a brief moment to describe for some of the people who may not know what these two organizations do and if there is a redundancy here, he apologizes.
  - Mr. Segina said would he please name the organizations.
  - Mr. Pittman said the Mon-Yough Industrial Development Corporation is an instrumentality of the State and their purpose is to prepare and process Pennsylvania Industrial Development Authority (PIDA) loans. He said those loans are basically low interest loans at 3% or less depending upon the unemployment rate of the City and providing up to 50% of the money necessary for companies to move into the City, develop real estate and create jobs. He said that corporation, because it is a State instrumentality, can also work outside the City limits. He said the McKeesport Industrial Development Authority is a loan processor using revenue bonds and those funds come from banks. He said the banks get a tax-free borrowing rate and reduce the rate to the

borrowers for the same purpose, to create tax base and to create new jobs. He said the McKeesport Industrial Development Authority is a board that has five members and the members are presented by the Mayor and approved by Council for five-year terms on a revolving basis. He said they also are chartered now through the year 2057 and can work anywhere in Allegheny County. He said obviously the purpose of those groups, when they are looking to redevelop not just McKeesport but also Allegheny County, are very valuable. He said the City has a mill site here and using those resources as a recruitment tool and a processing tool, whether it is the Mayor or the City Administrator or any member of this board, to bring in industry and businesses is very valuable. He said he would like to take one second if he could for those who don't know who the board members are, to acknowledge them. He said they are here in the audience this evening. He said they are not going to speak but they can stand. He said the first is Maury Burgwin who is here. He said Maury is the Executive Director of the Mon Yough Chamber of Commerce. He said that Chamber of Commerce represents the entire region and his offices happen to be right down the hall here because they are a tenant of City Hall. He said the second is Cliff Johns, who has been an attorney in the City for at least 25 years, is the Solicitor and has also been Solicitor of the Redevelopment Authority and a long-standing member of the community. He said next to Cliff is John Knezovich, who hopefully is no surprise to anyone out there this evening. He said John is the former Controller of the City and former City Administrator. He said in front of him is one of the Council people, A.J. Tedesco, who is also on the board. He said he doesn't see him although he is supposed to be here tonight, James Haughey is the other board member. He said Jim is the Executive Director of the McKeesport Housing Corporation and was recently appointed by the Mayor to be the Executive Director of



the City's Redevelopment Authority. He said the members, the stature and the expertise that the gentlemen he just described bring to the table speaks for itself. He said back to the issue at hand, the letter that they received from Mr. Elash said that they affect the ... it says moral, but he thinks he meant the morale, of the City workers by being in the building. He said they have 196 square feet and they pay their rent early and in fact have been in that office paying their rent since 2002. He said that was when it Sky Bank and Huntington Bank and then the City. He said they have never missed a rent payment. He said in fact their square footage charge he believes is higher than any of the other tenants in the building based upon the fact that their 196 square feet includes a vault and it is not usable. He said he is here this evening to ask when they have agencies who are resources not only to the City, but also to McKeesport Development Corporation and to the Mayor's recruitment process, then why do they want to evict those folks from their building when they are also paying rent. He said these agencies don't have to be in that building. He said quite frankly these agencies don't even have to be located in the City of McKeesport. He said he mentioned earlier that both can operate by Charter throughout the entire Allegheny County. He said they have done, those two organizations, a series of loan supports that have presented this City in a good light and helped them network and made the City the most viable hub that this valley could ask for. He said with that being said, if he could defer to any of them and ask first why they want this agency removed ... because they have no staff. He said the letter indicates the staff is a problem. He said they don't have any staff because they are all unpaid volunteers. He said secondly whatever decision it is that they choose to make, since it is June 6, they would like the courtesy of knowing what that decision is and whether they should meet with Mr. Gergely and the Mayor to renew a lease or whether they

are actually going to evict them from the building so they can have at least the balance of the month to identify a new place to be and negotiate a lease and move. He said he would be glad to address any questions they have.

- Mr. Segina said to Mr. Elash that they have a lease agreement that was approved through Council in February. He said was due process done with that lease as far as notices of termination of the lease.
- Mr. Elash said is Mr. Segina talking about the Ordinance.
- Mr. Segina said yes.
- Mr. Elash said the Ordinance states that the Mayor negotiates the leases and manages the leasing of the City buildings. He said he thinks there was an issue and he does not know how much they want to get into at the Council meeting ....
- Mr. Segina said he doesn't want to get into those nitty gritty types of things.
- Mayor Cherepko said he agrees.
- Mr. Elash said the staff issue was some issues that they had with Mr. Pittman related to some City employees and utilization of copy machines and things of that nature as was expressed to him by the Administration. He said he apologizes if he did not identify in the letter that there may have been spell check error that occurred.
- Mayor Cherepko said to Mr. Segina that he is not going into any detail.
- Mr. Segina said he is going to go with him, but Mr. Elash did not answer his question. He said was it done according to the ... and he doesn't know what that is.

- Mr. Elash said yes, it was done according to the Ordinance. He said the Mayor negotiates the leases and decides who is offered leases. He said the Mayor has made a decision because of the morale in the building and the effect Mr. Pittman coming in and out of the building is having on morale. He said that that Mayor would rather utilize that space in a different vein and go in a different direction with it.
- Mr. Segina said he knows the Mayor wants to speak about this subject.
- Mayor Cherepko said he doesn't want to pursue this.
- Mr. Segina said isn't there some way that they can sit down and talk about this. He said there is a possibility that they could lose this organization and they will go to White Oak, Dravosburg, West Mifflin or whatever. He said if they could talk about the points that the Mayor has some kind of opposition to so that they can keep this organization in the City, he thinks it is very important that they have an organization like this. He said it is their lifeline to new business coming into the City. He said whatever they can do to ....
- Mayor Cherepko said if he may, there are a lot of issues that he most certainly doesn't want to address.
- Mr. Segina said he doesn't want him to either.
- Mayor Cherepko said if this board would have been willing to contact him and sit down and talk about this, they could have discussed these issues. He said they are major issues. He said to make a long story short because they talked about details without going into details. He said when he came into office, the staff morale was at all time low coming from employees that worked in the City for thirty some years. He said he needs to look after the employees and protect them as

he knows Council would want to. He said this is the decision that has been made. He said for Mr. Pittman to come here publicly and discuss this is mind boggling to him. He said the decision has been made. He said it is not an eviction. He said he disagrees that they are instrumental to bringing businesses in. He said they have a small part but that is not really the case. He said if that was the case, it would be a whole different issue. He said the decision has been made and it is not an eviction. He said their lease is up at the end of June and he will expect them to be out by then.

- Mr. Segina said he wishes the Mayor would reconsider so they can at least sit down and go over some of these points. He said he thinks they have done this on other issues and have straightened a lot of these things out. He said he is sure with this body ... this is great body of gentlemen here that is on this board.
- Mayor Cherepko said it is nothing personal.
- Mr. Segina said he understands that and that is why he feels if they could sit down and go over this and try to reach some kind of a blend of ideas so they are all in tune.
- Mayor Cherepko said with all due respect, he understands what Mr. Segina is saying and where he is coming from. He said because they took it to this level and tried to make a political fiasco out of this thing, his decision is final. He said this is the notification that they need. He said he has nothing against the board members like Mr. Segina said. He said some of the board members he has appointed to other boards and asked for Council's approval. He said it is nothing personal, he has to look out for the employees. He said that is number one for him.

- Mr. Segina said he is disappointed in the Mayor's decision. He said he doesn't know if there is any warning of possible eviction on this but he thinks they should have ....
- Mayor Cherepko said they got a warning because they got the letter two months ago. He said it is only that the City is not renewing the lease. He said not to mention it, it is more than just that. He said he has a very nice plan for this office space. He said the offices in City Hall, as they have discussed in the past, are filled to capacity and they need to utilize this in a way that is truly going to help enhance the City and move it forward. He said there is plenty of space in town in the Executive Building at the same type of rates. He said there are other offices but it cannot be in City Hall. He said he would be more than willing to go over the details with Council but he is not here to belittle anyone.
- Mr. Segina said he doesn't want to go over details in the meeting here but he is disappointed that the Mayor would not at least give them an audience and go over this so that they could coalesce together to iron out these problems and possibly save this organization from leaving McKeesport. He said that is all he is saying. He said he can't speak for the rest of Council and they would have to speak for themselves. He said he thinks there is always room for conciliation and he thinks this is a good time to have it.
- Mayor Cherepko said he couldn't agree more. He said if it didn't come to a public forum for whatever agenda this is going to prove, he would have been much more willing to talk.
- Mr. Segina said he doesn't think they said anything vindictive at the meeting except that he brought it up.
- Mayor Cherepko said he understands.

- Mr. Pittman said if he may, Mr. President, the Solicitor alluded to copy machines and he doesn't know what that means. He said they have their own copy machine. He said no one has ever said anything to them about copy machines. He said they did prepare a letter and he tried to be diligent to make sure that actually the Controller, ... and he apologizes that he did not acknowledge Mr. Malinchak ... every member of Council, the City Clerk, Matthew and the Mayor got that letter three weeks ago. He said he left both address and phone number in that letter and no one, including the Solicitor who wrote the first letter, took it upon themselves to ever do anything before this evening. He said he would like to add that certainly the representation by his co-board members speaks for itself. He said if this is not a personal issue with him, and he has worked in and with and for this City for over 30 years, he thinks they deserve a reason as to why the lease is being terminated. He said it seems odd that there must be some allegation about the morale in City Hall, none of which has ever been presented to the Board. He said he thinks being tried and convicted without the opportunity to discuss it is very unfair.
- Mayor Cherepko said just let the record show that when they did receive the letter, just prior to receiving that letter ... a few months prior to that ... he was instructed by Mr. Pittman's attorney to not contact him for anything whatsoever but to go through his attorney. He said that is why Mr. Pittman did not get a response to the letter.
- Mr. Pittman said if he may again, and he knows they are delaying the meeting ... that is factual only because the Administration wrote letters to the Commonwealth about his performance in the City as City Administrator and he had to retain an attorney so that he could get his severance pay and be eligible for unemployment. He said those allegations then were found to be unfounded

by the Commonwealth. He said he needed an attorney to represent him. He said that had nothing to do with these organizations. He said he thinks the Mayor and the Solicitor may have had cross purposes for their personal information about him with regard to his leaving the City as opposed to these organizations.

- Mr. Segina said to close this out, he wishes the Mayor would reconsider and it is on the Mayor to do that. He said he thanks Mr. Pittman for coming this evening.
- Mr. Pittman said if they are not going to reconsider, then what notice might they get in writing so that they will know how to proceed.
- Mayor Cherepko said they had their notice.
- Mr. Elash said it will certainly be forthcoming.
- Ms. Walker-Montgomery said she agrees with Darryl. She said she definitely respects Mike's decision because the Ordinance did give him the power to negotiate the leases and do all that. She said she just wishes that they could meet and come to some kind of agreement. She said she will talk to him more about it later because she doesn't want to hash it out in front of everyone.
- Mayor Cherepko said he will be glad to talk to her. He said his number one priority is his employees. He said there were numerous issues.
- Ms. Walker-Montgomery said she just wanted to go on record to say that she does wish that there could be some kind of agreement made.
- Mr. Segina said that is why he figured if there were numerous issues they could sit down and talk about it. He said whether it is right or wrong, they could at least talk about it. He said he knows he would invite that conversation himself.

- Mr. Segina said next they have two people signed up to talk about the same subject, so he will ask one of them to represent that group. He said would either Stanley Wojdyla or Tony Denardo of 1217 and 1218 Soles please come forward and describe the problems that they want to talk about as far as parking. He said who wants to talk.
- **STANLEY WOJDYLA, 1217 SOLES STREET, McKEESPORT, PA.** Also present was Tony Denardo from 1218 Soles Street. Mr. Wojdyla said the house next door is 1219 and was an empty lot he got from Mr. Brewster. He said Mr. Brewster told him that if he maintains the lot then it is his. He said now he has Propel kids who are making a garden on that lot. He said the Mayor was up there and was recognized by Propel for that.
  - Mayor Cherepko said he was not up at Propel to be recognized, it was the Mayor prior to him.
  - Mr. Wojdyla said he thinks the Mayor was up there and they were on the porch when he was going around soliciting.
  - Mayor Cherepko said he may have been up there but he is just trying to get the facts straight. He said he has not been recognized by Propel or anything of that nature.
  - Mr. Segina said he thinks that was Mayor Brewster who initially gave them permission to use that lot.
  - Mr. Wojdyla said getting back to the parking situation ... the reason why he is here is because they have an invalid, Mrs. Menos. He said her son was a policeman and they all support housing. He said she is in bad shape, has had operations and there was no place for S & S or a cab to pick her up and take her to the doctor. He said her nieces and her son couldn't pick her up because of the parking down there. He said when a



person would park there, he would tell them that they lived there. He said the person would say "so what it is a City street and he was allowed to park there." He said he asked the man if he would pay his taxes. He said the man said "he doesn't have to pay his taxes, it is City property."

- Mayor Cherepko said are these people Propel employees parking there.
- Mr. Wojdyla said Propel parks there and the teachers.
- Mayor Cherepko said what they can do, and the Solicitor can correct him if he is wrong, is they can address Propel about it and hopefully they will put a notice out to the teachers. He said hopefully Propel would abide by that and work with the City. He said he has no problem contacting them. He said it is unfortunate that he has to deal with that but they have parking issues throughout the City. He said unfortunately, legally there is nothing they can do. He said no one has a parking place on the street. He said he lives on the same type of street as Stanley. He said he comes home sometimes and doesn't have parking either. He said he thinks Propel will work with them and really believes they would be willing to put a memo out to their staff to assure that they are not taking up the parking. He said he knows they are limited also and they are sharing parking space with Corpus Christie across the street. He said he knows they were looking to acquire land up above him where there is a vacant area where a couple of houses were torn down so they could have additional parking. He said unless there is something else that he is missing ....
- Mr. Segina said he was going to suggest that they blue line that curb so that she has access to her house.
- Mayor Cherepko said did he say she was handicapped.

- Mr. Wojdyla said that is going to be a bad idea there. He said it is going to be very bad.
- Mayor Cherepko said does she have a handicap placard.
- Mr. Wojdyla said on Luray Avenue there is a school that is called a Daycare School. He said they are young little kids. He said they have cars parked on both sides and if there is ever a fire there, that will be it.
- Mr. Segina said did Mr. Wojdyla come down just for Mrs. Menos or is he addressing other problems in that area regarding parking.
- Mr. Wojdyla said well it is private property on one side and he didn't park there anyway.
- Mr. Segina said they are allowed to do that. He said there is no ....
- Mr. Wojdyla said there is parking on both sides. He said as far as Mrs. Menos goes or anyone else who is sick, he thinks they can put a blue line up there.
- Mayor Cherepko said if she can apply ....
- Mr. Segina said that would give her access to any kind of a car or ambulance that comes in there so that she will not be impeded by someone parking in front of her place. He said if Access comes by or whatever vehicle comes in to pick her up, as long as that blue line is there, no one is allowed to park there except an emergency vehicle.
- Mr. Wojdyla said they still park there.
- Mayor Cherepko said he can assure Mr. Wojdyla that Mr. Segina has a great suggestion. He said if that is something they can do, the blue line becomes handicap parking and if someone is parking there, all he needs to do is call the Mayor's office and the Mayor will call the

Police Chief immediately and they will send a car up there. He said that much they can do because they want to help him and work with him any way they can but they have to stay within the law.

- Mr. Segina said what is Mrs. Menos' address.
- Mr. Wojdyla said she lives at 1213 Soles and also at 1215 is another invalid. He said the man at 1217 is still walking, that is himself. He said then next to that is an empty lot.
- Mr. Segina said Mr. Wojdyla is not immobile yet. He said they are talking about someone who is immobile. He said he thinks if the Mayor would go up and talk to the teachers. He said they have to be good neighbors in that area and if the Mayor would go up and address that with them.
- Mr. Wojdyla said they will still park there.
- Mr. Segina said not when the Mayor goes up there.
- Mayor Cherepko said he doesn't think that is going to do it but he thinks if they can legally put a blue line in there, things will be okay.
- Mr. Wojdyla said there is a yellow line up there but they park there too.
- Mayor Cherepko said all he has to do is call the Mayor's Office and he will call the Chief of Police and he will send a police car. He said then they will tow them, ticket them or whatever needs to be done. He said he has been doing that constantly in town with illegal parking.
- Mr. Segina said give the Mayor a chance to address this problem.

- Mayor Cherepko said what is his address again. He said he will come up personally and he can show him everything.
- Mr. Segina said Mr. Wojdyla lives at 1217 Soles.
- Mayor Cherepko said he will come up and see him personally.
- Mr. Segina said he will get a visit from the Mayor. He said put your guns away Stush, because the Mayor is a good guy. He said they will try to address the problem with Propel and they will get that blue line up there so she has access to an ambulance.
- Mr. Wojdyla said he is worried about the ones in the alley too, the school there. He said it is small kids in a Daycare. He said if a fire ever broke out in that place, God bless them.
- Mayor Cherepko said he can't speak on behalf of the daycare. He said Mr. Wojdyla can show him around because it is the same issue ... they can even bring the Chief up. He said when he comes up he will bring the Police Chief with him. He said they will come up because when it comes to an alley, they can even ticket an alley. He said they don't need yellow lines. He said if it is an issue where they don't believe a fire truck can make it through then there are violations they can issue. He said they will do everything they can within the law. He said he has the Mayor's word.
- Mr. Wojdyla said it is going to be pretty rough for a fire truck to get through there.
- Mr. Segina said okay Stush thank you very much. He said he never sees them parking in their parking lot. He said do they use that as a playground and is that why they don't park there.

- Mayor Cherepko said they use their parking lot as a playground, use Corpus Christie's big parking lot and also have a small parking lot that is the bottom part of Soles. He said they squeeze their cars in there. He said their parking lot was typically a parking lot for St. Mary years ago and it is now a playground. He said that is where the kids have their recess after lunch.
- Mr. Segina said the Mayor is going to look into it, he will not have a problem in June, July and August because there is no school.
- **KEITH GILES, 336 PENNY STREET, McKEESPORT, PA.**  
Mr. Giles said he is CEO for First Step Recovery Homes at 336 Penny Street in McKeesport. He said first of all he would like to thank Council for this audience today. He said he would like to talk about some concerns of his regarding projects that they are involved with today. He said he has two concerns actually. He said they are the beautification and the rehabilitation of the house at 541 Shaw. He said they have contracted an architect to do some work on that particular property. He said this is a corridor on Shaw Avenue. He said he has a picture and thinks they can all recognize the corridor coming down Shaw. He said there are two vacant buildings there and they have been vacant for quite some time. He said First Step Recovery owns one of them. He said he is not sure who owns the other property. He said one of the things that they are trying to do is to assure that the corridor coming into the McKeesport area is beautified, remove some of the blight that is there and also to rehabilitate that one building by converting it into three apartments for permanent housing. He said they have been doing transitional and bridge housing for 19 years in the City of McKeesport and now they want to do a permanent housing project. He said they have already contacted HUD and the Allegheny County Department of Human Services, sent a letter of intent and a proposal to rehab that particular building at 541 Shaw Avenue. He said what they are asking for today ... and this

fits right into the five-year plan for the City of McKeesport. He said he doesn't want to bore them with all the details but on page 10 of the City's five-year plan, the following needs were identified. He said just to address three of those needs, they are: additional affordable housing for individuals who are eligible for public housing, permanent support housing for men and women who are exiting out of substance abuse treatment programs and permanent supportive housing for the homeless population. He said what they are trying to do is everything that is part of the five-year plan for the City of McKeesport. He said what they are asking Council to do today is give them a Resolution or a letter of support from the City of McKeesport to help them financially to rehabilitate this particular property. He said they have already been in touch with the R.K. Mellon Foundation, the Department of Economic Development, Staunton Farm Foundation, the Department of Human Services, Federal Home Loan Bank and Huntington Bank Foundation to try to get all the funds necessary so they can rehab this particular property. He said he thinks it would do a lot for the City of McKeesport. He said it would beautify plus it would add residents to the City of McKeesport which is something they are trying to do also. He said one of the things in their Letter of Intent to the Department of Economic Development and HUD was that they would first house those living in the City of McKeesport before they would go outside the City. He said they wanted to make sure that the residents of the City of McKeesport had first option on these particular apartments that they are trying to rehab. He said he thinks his administrative assistant was here yesterday and she did pass out some material to give them some idea on what they are trying to do for the City of McKeesport as far as housing is concerned. He said the only thing they are asking for is an anchor and they are hoping that McKeesport would be that anchor and give them a letter of support to show the other foundations and financial support services, that they have someone behind them and will work with them to rehab this particular property. He said that is what they are asking for today. He said he thinks there is also a letter that is in

the packet that was submitted to McKeesport City Council explaining Abraham's House, which is what they are going to call it. He said hopefully each and every one of them have a copy of that and had a chance to review some of the work that First Step has done so far in the 19 years they have been here. He said that is what they are asking for ... a Resolution to support the efforts of First Step in the permanent housing project.

- Mr. Segina said these homes, he doesn't know where he is bringing his residents from into that particular home. He said is it a half-way house like he has on Penny Street or where are these people going to come from.
- Mr. Giles said some of the people will come out of their transitional and bridge housing facilities and they would also come out of other ... this is not for men, this is for families, women and children, married couples with children. He said there will be two two-bedroom apartments and one one-bedroom apartment. He said what they would like to do is move them from transitional and bridge housing into permanent housing where they could stay for the rest of their lives as long as they are working, had jobs and are doing the right things in the community. He said there would also be stipulations that in order to live there they would have to abide by the rules and regulations that they would have which would be no drugs or alcohol on the premises. He said that is one of the stipulations that they would have. He said they would be able to live there forever if they paid their rent.
- Mr. Segina said he is not trying to stifle this particular project that Mr. Giles is talking about but he did his homework on it and looked at the home that he has there. He said is he the owner of that property.
- Mr. Giles said yes they are.

- Mr. Segina said he was under the assumption that it was a condemned property and it could not be rehabilitated at all. He said he thinks what they need to do is see the building inspector and see if it can be rehabilitated to put families back in there of course according to the codes. He said Mr. Giles is asking for the City's support however, that needs to be attended to first. He said he needs to find out if they can even get a zoning certificate for that building before he asks Council to put themselves out and give him a letter of support. He said the other thing is the neighbors. He said when he is putting a house in like that then there are some problems with neighbors complaining about what kind of home is going to be in there. He said he thinks they would need some kind of support from the neighborhood in the form of a petition saying that they are for it so that the City doesn't look embarrassed if none of these things are addressed. He said anything he can do to say this is a very positive project in the way of community acceptance and through the building inspector and a zoning certificate would be appreciated before Council says they would go forward with this. He said he doesn't know ... the letter to Mr. Fitzgerald saying he is supporting it ... he doesn't know if he has seen the property or not. He said it really is in bad shape.
- Mr. Giles said first of all, he would like to say that he did go to the Building Inspector. He said before they even hired an architect to do the work, he definitely was going to go to the Building Inspector of the City but the property was not condemned. He said the neighbor in the back, while the architect was there, one of the neighbors was happy to see that finally something is going to be done to that property. He said if he needs to get support from the community, he will do so. He said he has sat here for about a half an hour and listened to Council and listened to people talk about trying to bring people back into the community. He said they are trying



to tear down a whole lot of houses and he is trying to beautify and build some houses and bring some people back into the City of McKeesport.

- Mr. Segina said he admires him for doing that however there is a procedure for it. He said he explained to him the process. He said before they can say that they agree with him, not to say he is not agreeing with him, but he thinks those problems should be addressed first before he comes to City Council. He said it is then deemed that the house can be rehabilitated and brought up to standards ....
- Mr. Giles said he just said he did talk to the Building Inspector and he did talk to one of the neighbors that was in the back ....
- Mr. Segina said if it is in writing Mr. Giles it would make it a lot more plausible. He said even a zoning certificate ... when he talks about several families in one building and he doesn't know what that needs but it will require a zoning certificate for multiple units. He said those types of things should be addressed to them so that they can in good conscience then say yes this is a good project and they want to move forward with it.
- Mr. Giles said he understands that and they can move forward with that.
- Mr. Segina said he did not get a no but he has some work to do before he gets a yes.
- Mr. Giles said there is not ....
- Mr. Segina said does anyone disagree with him on this particular thing among Council.
- Mr. McCall said he has ... he wants to thank Mr. Giles because he is doing something that he has been preaching to the choir for about ten years. He said he is

coming to this Council and letting them know what he would like to do up there. He said he appreciates that and there is a process to follow and he knows that he knows the process because he had to do the same thing. He said but it always started on the back and Council was always the last to know what he was doing. He said at least now they know what is going on and they can follow the process of how things are going for him. He said he hopes everything goes well, he would like to see that area up there fixed.

- Mr. Giles said he thinks that is fair. He said he thinks he can move forward with that.
- Mr. Segina said it is an older building and it has great hope if it can be rehabilitated. He said it is a beautiful structure and is a one of a kind in this town. He said there is no doubt about that. He said if those things are all lined up, this Council will say welcome to the City and let's get this going. He said if he could do that to make them feel more comfortable in approving his letter of support then he thinks they will all be grateful for that.
- Mr. Giles said just let it be known that this project is costing him a little over \$300,000 and they could build a brand new house for that kind of money. He said to preserve the house, the Pittsburgh History and Landmarks are also going to be involved and they want to preserve that particular building. He said he just wants Council to know that also. He said he will move forward and if there is any other information that they may need, he will be more than happy to submit it to Council.
- Mr. Segina said does Mr. Elash know of anything else they should ask of him. He said he thinks he has covered those points that are important to them to make a serious decision on that.

- Mr. Giles said thank you.

### **NEW BUSINESS:**

**ORDINANCE #12-11 – BILL #47: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, ESTABLISHING THE COMMITTEE ON PROPOSED CLARIFICATIONS TO THE HOME RULE CHARTER OF THE CITY OF McKEESPORT.**

**MOTION: Ms. Walker-Montgomery moved, seconded by Mr. Soles, "To adopt Bill #47."**

**RC-4** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**RESOLUTION #2012-33 – BILL #48: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT WITH ALLEGHENY COUNTY ECONOMIC DEVELOPMENT FOR AFFORDABLE HOUSING TRUST FUNDS FOR THE DISABILITY MODIFICATION PROGRAM, VOLUNTARY COMPLIANCE AGREEMENT (VCA-US HUD), IN THE AMOUNT OF \$50,000.00.**

**MOTION: Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To adopt Bill #48."**

**RC-5** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**MOTION:** Mr. Dellapenna moved, seconded by Mr. Tedesco, "To adopt Bill #49."

- Mr. Segina said he would just like to interject that this particular Bill was passed last month and there were some revisions in the agreement that are inconsequential as far as it goes but it is something that the County wanted isn't that correct Mr. Elash.
- Mr. Elash said that is correct.
- Mr. Segina said it is a repetition of what they did last but has no bearing except it is important to the County.

**RC-6** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**MOTION:** Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To adopt Bill #50."

**RC-7** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**RESOLUTION #2012-36 – BILL #51: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO THE ATTACHED SUB-GRANTEE AGREEMENT WITH THE McKEESPORT DEVELOPMENT CORPORATION.**

**MOTION:** Mr. Tedesco moved, seconded by Mr. Dellapenna, "To adopt Bill #51."

**COMMENTS:**

- Mr. Segina said this McKeesport Development Corporation is absolutely broke, so if they are going to audit them or have to get some kind of review, good luck.

**RC-8** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**RESOLUTION #2012-37 – BILL #52: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, APPROVING THE ALLEGHENY COUNTY AFFORDABLE HOUSING TRUST FUND GRANT AMOUNT OF \$50,000.00 AND AUTHORIZING THE CITY'S EXECUTION OF AN AGREEMENT IN THE ABOVE AMOUNT, FOR THE DISABILITY MODIFICATION PROGRAM WITH THE McKEESPORT HOUSING CORPORATION.**

**MOTION:** Mr. Tedesco moved, seconded by Mr. Dellapenna, "To adopt Bill #52."

**COMMENTS:**

- Mr. Segina said he doesn't know if they had any kind of explanation on that. He said he doesn't see the Mayor here, he left the room for a second. He said does Mr. Elash know ....
- Mayor Cherepko said he is here.
- Mr. Segina said he is just leaning back.
- Mayor Cherepko said he is relaxing here because this is really nice tonight.
- Mr. Elash said this is a companion Bill with Bill #49. He said this is using \$50,000.00 of the Home Consortium money to modify the rental units in accordance with their Voluntary Compliance Agreement with HUD. He said they are going to use the Housing Corporation to administrate this program.
- Mr. Segina said he might add that the McKeesport Housing Corporation has done a great job in rehabilitating a lot of the homes they have in the City and he wishes they had more money to do even more.

**RC-9**      YEAS:      WALKER-MONTGOMERY, McCALL, SEGINA,  
    DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

                 NAYS:      NONE..... 0

**RESOLUTION #2012-38 – BILL #53: A RESOLUTION OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT WITH THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY FOR A COMMUNITY INFRASTRUCTURE AND TOURISM FUND GRANT.**

**MOTION:**      **Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To adopt Bill #53."**

**COMMENTS:**

- Mr. Segina said they were in such strife last night that they did not have an explanation on that. He said can the Mayor explain this.
- Mayor Cherepko said Bill #53 is for the Regional Trail. He said a grant came through in the past and was in someone else's name. He said it is now going into their name so that they can make the project as economically sufficient by using a lot of their men in the Street Department and Parks Department doing the work rather than bidding out the work. He said they are going to save a lot of money to complete the Trail.
- Mr. Segina said it is a good cooperative venture and he did ask that same question last night. He said thank you for answering it again. He said this Trail is going to be a real generator of business eventually. He said so many people from out of town are coming through it now. He said he would like to see a hotel built down there too. He said he doesn't think the Mayor is listening.

**RC-10** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**AMEND THE AGENDA:**

Mr. Segina said they have to amend the Agenda to add two Bills, #54 and #55. He said he would like a motion to amend.

**MOTION:**      **Mr. McCall moved, seconded by Mr. Dellapenna, "To amend the Agenda to include Bill #54 and Bill #55."**

**COMMENTS:**

- Mr. Tedesco said he would like to comment on this. He said the only thing ... they get this Bill the day of the meeting and he is never a fan of that. He said they get their packet on Friday and have a couple of days to review it and then they have their Work Session. He said if he wants to put on Bill #54 that is fine because they got that at the Work Session and at least get a chance to review it. He said he is not a fan of receiving Bills on the same day as the meeting to be voted on.
- Mayor Cherepko said just so Mr. Tedesco is aware of it, this Bill came from the Redevelopment Authority today.
- Mr. Tedesco said he understands.
- Mayor Cherepko said it is just going to hinder the process. He said he apologizes but he cannot provide them with anything they don't have ahead of time themselves. He said it was something they needed passed. He said he thinks Jason just got it this morning. He said he knew about it as much as Mr. Tedesco to be honest.
- Mr. Segina said he thinks Mr. Tedesco is right and he doesn't want to exert any particular pressure on this particular Bill because he doesn't know what it is about either but looking through the Robert's Rules of Order on page 26, it states that the President of Council can ask for a motion and a second but can without going through the Questions and Comments, can deny this being on the Agenda. He said he doesn't know if that is what Mr. Tedesco's pleasure is to do that tonight with this particular Bill. He said he would ask the Administration and Mr. Elash that in future sessions that they do get this on time. He said if they do have something that needs an emergency and it is a dire emergency then fine but he doesn't know if this is even an emergency.



- Mr. Elash said this is a parcel of property that the Redevelopment Authority....
- Mr. Segina said they would like a full explanation on it. He said he that is warranted.
- Mayor Cherepko said he totally understands if there is a Bill that is controversial. He said he understands no matter what and shares their concern. He said he apologizes once again because they were not aware either. He said this is a parcel of land where there is some discussion of a possibility of development on this land and they need to get it into the possession of the Redevelopment Authority in order to make that happen.
- Mr. Segina said if that is the case and they are putting it on the Agenda tonight by adding it to the Agenda, he would rather see a representative from the Redevelopment Authority come and address them on the nature of this particular Bill. He said what the Mayor is describing ... and he knows the Mayor is not able to give him any details ... he has limited information on this yet he is asking them to actually ... not him but the Redevelopment Authority is asking them to vote blind on something. He said they don't know where the tract of land is, what the possibility for development is or anything else. He said it is up to this Council. He said they amended the Agenda and they can address it unless someone has any objection to it this evening and if they do, they should say so now or forever hold their piece and they will proceed.
- Mayor Cherepko said he just thinks they should vote on it.
- Mr. Elash said it is his understanding that they want to close on this particular parcel before the next Council meeting and that is why it was rushed and given to them. He said it was a late developing event and sometimes that stuff happens. He said rather than have them meet for a Special Meeting in two weeks ... all they are doing is transferring property, one parcel

out of four. He said they own three of the parcels. He said the one parcel is still owned by the City and they are going to be putting it in the name of the Redevelopment Authority. He said this is still an entity of the City. He said they are going to close and try to bring some business in to the City.

- Mr. Segina said he doesn't think they are questioning the integrity of the Bill itself. He said they are questioning the timeliness of bringing it to them without some proper information. He said if they have can walk over to his office or Ms. Williams office and say they have something that has to go on Council's agenda, they can walk down here and actually talk to City Council, especially at the Caucus meeting and tell them what they are doing. He said then maybe there is some hope for development that Council can know and vote on with good feelings.
- Mr. Elash said he understands.
- Mr. Segina said Mr. Tedesco's comment has been duly noted and he thinks it is a good point that he made.
- Mayor Cherepko said did they vote to amend the Agenda. He said he thinks they need roll call.

**RC-11** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**ORDINANCE #12-12 – BILL #54: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING WITHDRAWALS FROM THE ESCROW FUND OF THE CITY CREATED BY ORDINANCE NO. 11-14 OF 2011, SPECIFYING THE AUTHORIZED USES OF SALE ESCROWED PROCEEDS FROM THE ESCROW FUND PURSUANT TO ORDINANCE 11-14 OF 2011, PROVIDING FOR NECESSARY AUTHORIZATIONS AND OPINIONS REQUIRED IN CONNECTION THEREWITH, PROVIDING FOR**

**AUTHORIZATION AND DIRECTION TO OFFICERS OF THE CITY; PROVIDING FOR REPEAL OF ANY INCONSISTENT ORDINANCES AND SETTING FORTH AN EFFECTIVE DATE.**

**MOTION:**      **Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To adopt Bill #54."**

**COMMENT:**

- Mr. Segina said he does have a comment when they are talking about \$100,000.00 like this.
- Mayor Cherepko said this is the same bill that they approved last month and once again it was just a matter of abiding by the Ordinance that was passed last August and he got a legal opinion from the Bond Counsel on that. He said they just needed to change the language on that. He said it is the same exact Bill with different language that they passed last month.
- Mr. Segina said so they are not talking about any amount of money.
- Mayor Cherepko said there is \$100,000. He said it is the same thing, he apologizes, it is \$100,000.
- Mr. Segina said it is a withdrawal from the Escrow Account
- Mayor Cherepko said that covers bills that they inherited that they paid and technically some were authorized by Council and he thinks they made motions to pay certain bills because they did not have a line item to take the money from. He said that is what they are trying to do, to make sure that the entire budget, revenue side and expenditure side, is all in compliance.
- Mr. Segina said he would just like to express caution in drawing down from that Escrow Account any more than they have to. He said they talked about being in dire straits and he has not seen any evidence of that yet but he supposes the

Mayor will give them a report on that as soon as he can. He said this is nothing new and he did this when Mr. Brewster was here when Council was required to give approval to the withdrawal of any funds out of reserves. He said he is sticking with his intentions and the \$1 million they initially had in reserve is now gone which he said would happen and now here they are with the Escrow Account and are probably going the same direction. He said he doesn't really like the direction they are going with that. He said he knows that he did say that they wanted to start with the bills paid so he is going to vote yes on it prior to taking the vote so they can get those bills paid. He said however based on getting a report from the Mayor and seeing what the City's condition is, he would like to see him withhold any more withdrawals from the Escrow Account unless it is an absolute emergency in nature. He said if no one else has any comments, then they will proceed with the roll call.

**RC-12** YEAS: WALKER-MONTGOMERY, McCALL, SEGINA,  
DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

NAYS: NONE..... 0

**ORDINANCE #12-13 – BILL #55: AN ORDINANCE OF THE CITY OF McKEESPORT, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE PROPER CITY OFFICERS TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO TRANSFER LAND ALONG MARKET STREET KNOWN AS LOT & BLOCK 382-E-178 FROM THE CITY OF McKEESPORT TO THE REDEVELOPMENT AUTHORITY OF THE CITY OF McKEESPORT TO AID THEIR REDEVELOPMENT OF SAID AREA.**

**MOTION:** Mr. Dellapenna moved, seconded by Mr. Soles, "To adopt Bill #55."

**COMMENTS:**

- Ms. Walker-Montgomery said do they have something in writing that says that the gentlemen are prepared to purchase the lot. She said is there something in writing from them.
- Mayor Cherepko said no.
- Ms. Walker-Montgomery said is this just a verbal kind of agreement.
- Mr. Elash said it is an agreement they are working out with the prospective business that wants to move in. He said the Redevelopment Authority is in negotiations with the business. He said they could not get specific in a public meeting anyway because it is a transfer of land and those are the types of things that they don't want to talk about in public.
- Mayor Cherepko said correct him if he is wrong Mr. Elash, ....
- Mr. Segina said but he wants them to vote on it.
- Ms. Walker-Montgomery said yes, they need to know.
- Mr. Elash said sometimes things happen with the way Council meetings are timed. He said it is not a matter of someone trying to pull the wool over their eyes. He said it is a matter of trying to bring businesses in and move the City forward.
- Mr. Segina said he did not say this was a covert operation, however ....
- Mayor Cherepko said what there is here is that there are four total parcels of land he believes and this parcel is in the middle. He said in order for them to develop, where this is the four and there is a piece in the middle that is not owned by the Authority. He said they can't develop anything if there is a piece of land. He said remember the piece of land in the middle is owned by the City. He said the City is not allowed to deal with Real Estate transactions. He said that is the job of the Redevelopment Authority. He said all they are doing is

- Ms. Walker-Montgomery said she knows that they went over that earlier. She said her thing is that she has asked several times in the past that someone from the Redevelopment Authority come down here and represent themselves when they get these things to vote on. She said then they could have more information. She said she has said that several times in the past.
- Mr. Segina said to allay their fears on this and this particular matter, could he please address Jim Haughey and have him give them a report on these four properties and what is going to be done there. He said he doesn't have to have the name of the buyer but at least a report on what is transpiring in this particular case. He said they are going to vote on this blindly. He said he thinks they at least deserve a report. He said if they don't get that report then any future bills that come before them blindly like this then he will have some trepidation in approving it. He said could he please get that across to Jim Haughey.
- Mayor Cherepko said absolutely.

**RC-13** YEAS: McCALL, SEGINA, DELLAPENNA, SOLES,  
CARR ..... 5

NAYS: WALKER-MONTGOMERY, TEDESCO ..... 2

- Mr. Malinchak said thank you Council President. He said he just wanted to bring to the attention of the audience and Council members the status of the finances with regard to

Budget Report of January 1 through June 30. He said if they look at the budget at the beginning of the year, the revenues and expenses are such that there is a projection that there will be \$275,000 more revenue than expenses according to this copy of the budget and the information that he has in front of him. He said he wanted to bring to their attention that if they add the \$100,000 they just acted on with Bill #54, then if all the expenses hold according to this budget and the revenues obviously meet targets, they could conceivably have \$375,000 at the end of the year. He said in addition as was mentioned last night by the Mayor, they still have \$250,000 sitting in their T.A. Note which has not been tapped and which is available to be used as necessary. He said he just wanted to make sure they are aware of that. He said he knows there were comments mentioned at previous meetings that they were ... he has heard numbers that were astonishing with respect to their deficit and assuming that the printout that he has in front of him is accurate and complete, as they say good data in and good data out. He said he is assuming that the data they entered into the database was accurate, complete and up-to-date. He said it appears to him right now that if they maintain revenue and maintain expenses that they should not finish at a deficit at the end of the year.

- Mr. Segina said that is good news.
- Mayor Cherepko said he has one comment. He said he never wanted to be so wrong in his life so he hopes Mr. Malinchak is right.
- Mr. Malinchak said he can only ... remember the words he said, assuming that the information in is good information and they use some words about bad information in and bad information out. He said he has to assume that all the information that went in is accurate. He said that is all he can tell them. He said the other item he would like to bring up is

to recommend that Council pay bills in the amount of \$41,824.97.

**MOTION:**      **Mr. Tedesco moved, seconded by Ms. Walker-Montgomery, "To approve payment of the bills in the amount of \$41,824.97."**

**RC-14**    YEAS:      WALKER-MONTGOMERY, McCALL, SEGINA,  
   DELLAPENNA, SOLES, CARR, TEDESCO ..... 7

                 NAYS:      NONE..... 0

- Mr. Malinchak said he has one last item. He said some time ago he thought Council took action to satisfy one of the outstanding bills last year from Design Monuments. He said has that particular item gone into abeyance because he has not seen any bills to pay Design Monument. He said this is something that they have been carrying for over a year and maybe two years.
- Mr. Segina said is Design Monuments mentioned in the package of bills to be paid by the \$100,000.00. He said he thinks that is what they are saying.
- Mr. Gergely said it was one of the ones they talked about.
- Mr. Segina said that is going to be paid.
- Mr. Gergely said yes, as soon as they get the money.
- Mayor Cherepko said there was an issue with ... it is being taken care of.



**ADJOURNMENT:**

President of Council Darryl Segina adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Patricia A. Williams  
City Clerk and Clerk of Council

APPROVED:

Darryl Segina  
President of Council

daw